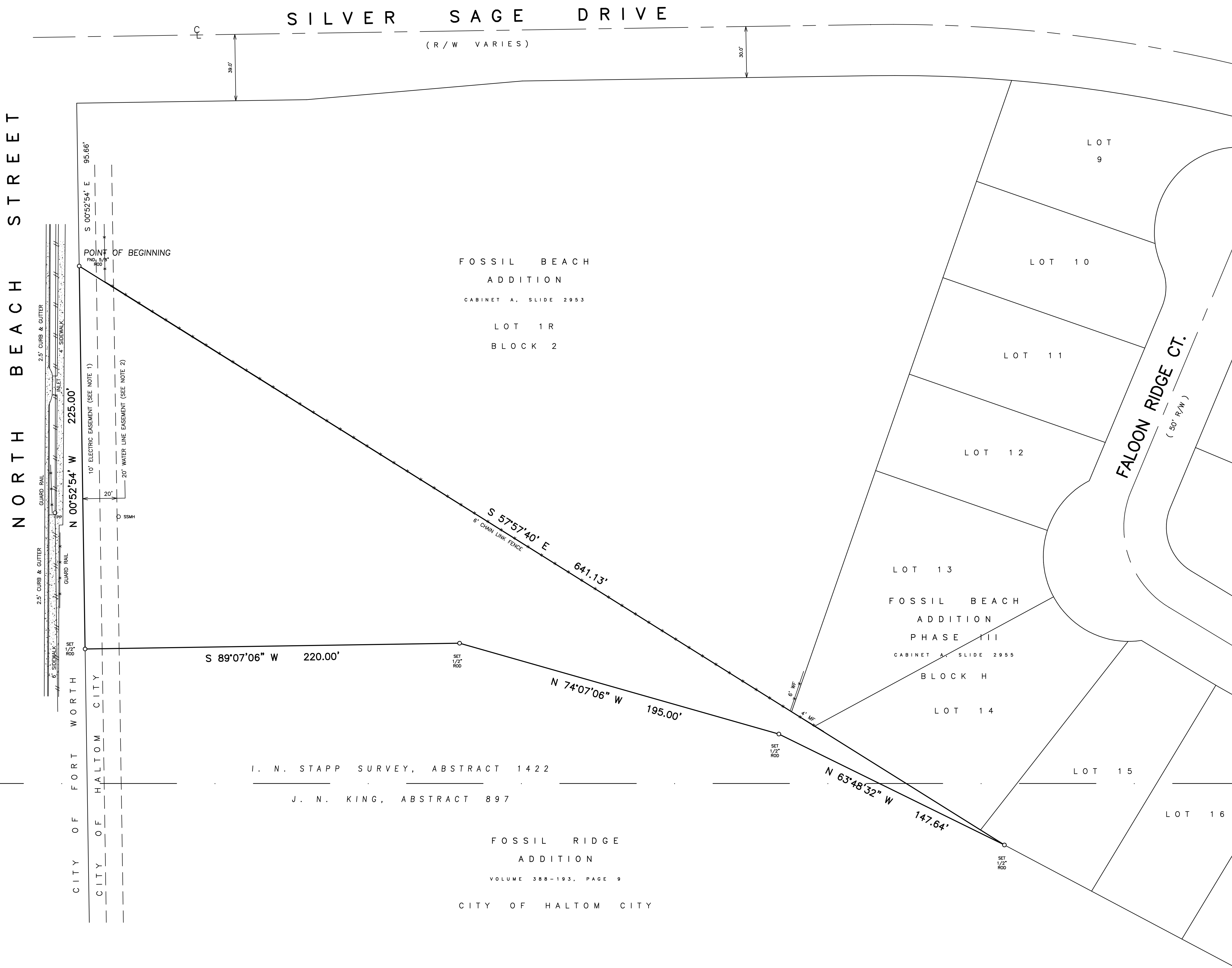
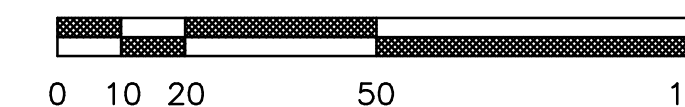


SCALE: 1" = 30'



SURVEY NOTES:

1. 10 feet wide Easement to Texas Electric Service Company as recorded in Volume 6357, Page 631, Real Property Records, Tarrant County, Texas.
2. 20 feet wide easement to the City of Haltom City as recorded in Volume 5519, Page 246, Real Property Records, Tarrant County, Texas.
3. The Basis of Bearings used to prepare this survey is the deed recorded in Volume 8306, Page 1433, Real Property Records, Tarrant County, Texas.
4. This survey was prepared without the benefit of a title commitment. A search of the public records might reveal the existence of easements or other matters which could affect the subject property.

Controlling Monuments:

- 5/8" steel rod at the NW corner of the subject property
- 1/2" steel rod at the NE CORNER OF LOT X

LEGEND:

- WF = WOOD FENENTRY
- PP = POWER POLE
- SSMH = SANITARY SEWER MANHOLE

LEGAL DESCRIPTION

A 1.0191 acre tract out of the I. N. Stapp Survey, Abstract No. 1422, and the J. N. King Survey, Abstract No. 897, Tarrant County, Texas, being all of that tract conveyed to Hassan C. Kalie by Sheriff's Deed recorded in Volume 14780, Page 420, Real Property Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch steel rod at the southwest corner of Lot 1R, Block 2, Fossil Beach Addition, an Addition to the City of Haltom City, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 2953, Plat Records, Tarrant County, Texas, in the east right-of-way line of North Beach Street, a 50 feet wide public street, and lying South 00 degrees 52 minutes 54 seconds East, 95.66 feet from the northwest corner of said Lot 1R, Block 2 and the intersection of the east right-of-way line of said North Beach Street and the south right-of-way line of Silver Sage Drive, a variable width public street, being 78 feet wide at this point, as such right-of-way is shown on the plat of Fossil Beach Addition, an Addition to the City of Haltom City, Tarrant County, Texas, according to the plat recorded in Volume 388-179, Page 69, of said Plat Records;

THENCE South 57 degrees 57 minutes 40 seconds East along the south line of said Lot 1R, Block 2, passing the southeast corner thereof and the southwest corner of Lot 13, Block H, Fossil Beach Addition, Phase III, an Addition to the City of Haltom City, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 2955, of said Plat Records at 493.63 feet, and continuing along the south line of said Block H, in all, 641.13 feet to a set 1/2 inch steel rod;

THENCE North 63 degrees 48 minutes 32 seconds West, 147.64 feet to a set 1/2 inch steel rod;

THENCE North 74 degrees 07 minutes 06 seconds West, 195.00 feet to a set 1/2 inch steel rod;

THENCE South 89 degrees 07 minutes 06 seconds West, 220.00 feet to a set 1/2 inch steel rod in the east right-of-way line of said North Beach Street;

THENCE North 00 degrees 52 minutes 54 seconds West along the east right-of-way line of said North Beach Street, 225.00 feet to the Point of Beginning, and containing 1.0191 acres (44,391 square feet) of land, more or less.

Street Address: 5960 North Beach Street Haltom City, Texas 76137

No part of the subject property lies within the 100-year flood plain according to the FEMA map with the following designation:
Zone X Community 480599 Panel 0185-L Eff. Date 03-21-2019

I hereby certify that this sketch of survey of the above described property is the result of an on-the-ground survey prepared under my direct supervision, and that there are no intrusions or protrusions, except as noted.

Date: December 16, 2021
Job No. 12367-22
F.B. 390, P. 80

John A. Grant III
JOHN A. GRANT, III
Registered Professional Land Surveyor 4151



TRACT AREA
44,391 Square Feet
1.0191 Acres

Grant Engineering, Inc.

Engineers Surveyors Planners
3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131
Firm Registration No. 100919-00